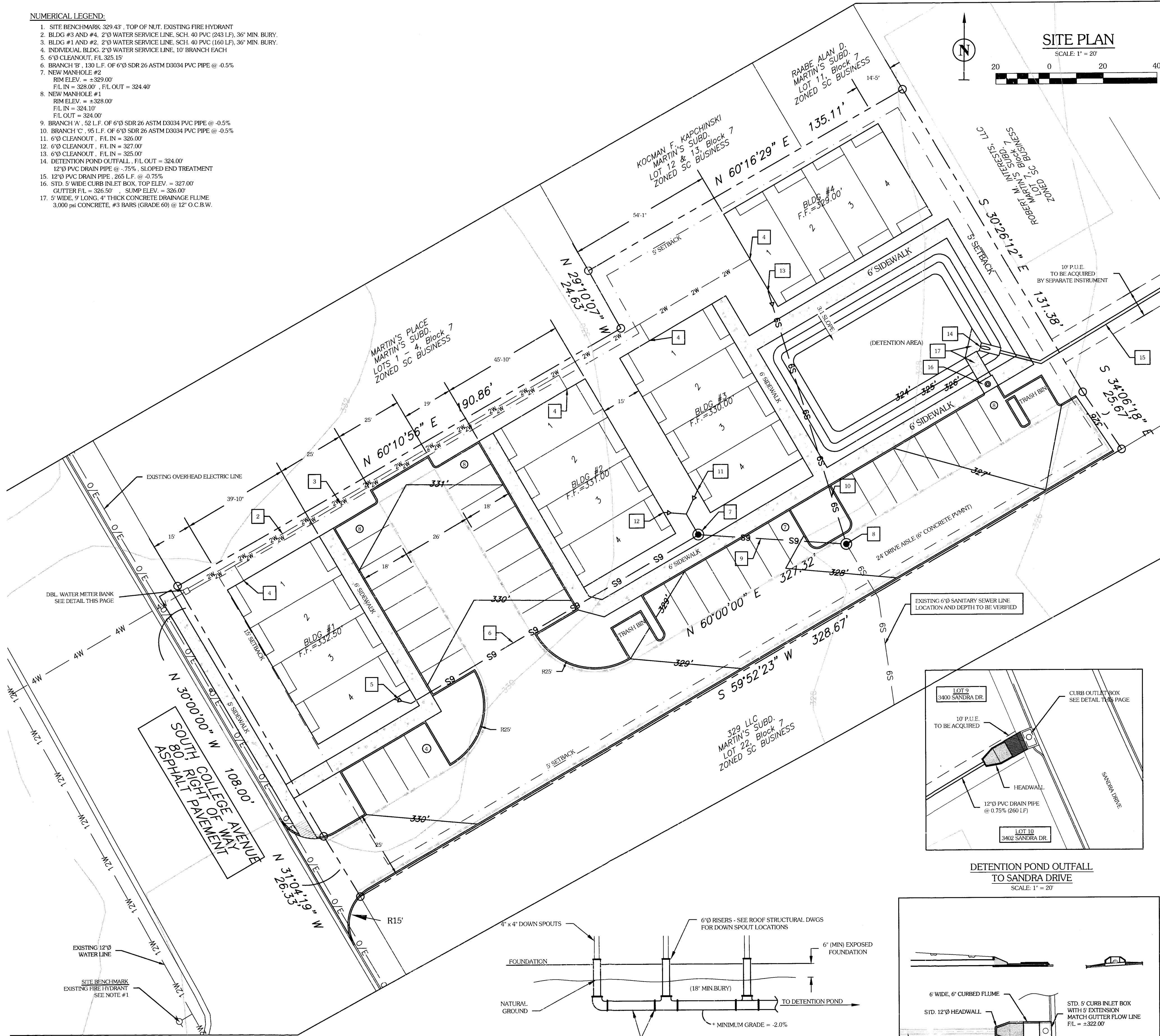


# NUMERICAL LEGEND:

1. SITE BENCHMARK: 329.43', TOP OF NUT, EXISTING FIRE HYDRANT
2. BLDG #3 AND #4: 2"Ø WATER SERVICE LINE, SCH. 40 PVC (243 LF), 36" MIN. BURY
3. BLDG #1 AND #2: 2"Ø WATER SERVICE LINE, SCH. 40 PVC (160 LF), 36" MIN. BURY
4. INDIVIDUAL BLDG: 2"Ø WATER SERVICE LINE, 10' BRANCH EACH
5. 6"Ø CLEANOUT, FL 325.15'
6. BRANCH 'B': 130 L.F. OF 6"Ø SDR 26 ASTM D3034 PVC PIPE @ -0.5%
7. NEW MANHOLE #2  
RM ELEV. = +329.00'  
FL IN = 328.00', FL OUT = 324.40'
8. NEW MANHOLE #1  
RM ELEV. = +328.00'  
FL IN = 324.10'  
FL OUT = 324.00'
9. BRANCH 'A': 52 L.F. OF 6"Ø SDR 26 ASTM D3034 PVC PIPE @ -0.5%
10. BRANCH 'C': 95 L.F. OF 6"Ø SDR 26 ASTM D3034 PVC PIPE @ -0.5%
11. 6"Ø CLEANOUT, FL IN = 326.00'
12. 6"Ø CLEANOUT, FL IN = 327.00'
13. 6"Ø CLEANOUT, FL IN = 325.00'
14. DETENTION POND OUTFALL, FL OUT = 324.00'
15. 12"Ø PVC DRAIN PIPE @ -0.75%, SLOPED END TREATMENT
16. STD. 5' WIDE CURB INLET BOX, TOP ELEV. = 327.00'  
GUTTER FL = 326.50', SUMP ELEV. = 326.00'
17. 5' WIDE, 9' LONG, 4" THICK CONCRETE DRAINAGE FLUME  
3,000 psi CONCRETE, #3 BARS (GRADE 60) @ 12" O.C.B.W.



## SITE PLAN

SCALE: 1" = 20'

## GENERAL NOTES:

1. BENCHMARK: ELEV. = 329.43', TOP NUT OF EXISTING FIRE HYDRANT ADJACENT TO COLLEGE MAIN AND WATSON LANE INTERSECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8777
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BCS UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEERS OFFICE PRIOR TO START.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
7. THIS PROJECT IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT (SC-B) AND IS APPROVED OF CONDOMINIUM USE PER APPROVED CONDITIONAL USE PERMIT.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 48041C0215E, EFFECTIVE DATE MAY 16, 2012.
9. THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY PAUL WILLIAMS SURVEYING CO., DECEMBER 2015.
10. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
11. LANDSCAPE DESIGN AND ANALYSIS CAN BE FOUND ON SHEET L-1. IRRIGATION PLANS SHALL BE PROVIDED BY OTHERS.
12. ALL CURB RADIUS SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
14. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
15. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
16. THIS PROJECT MUST BE APPROVED BY PLANNING AND ZONING COMMISSION FOR CONDITIONAL USE PERMIT PRIOR TO APPROVAL.
17. ALL MAINTENANCE AND UP-KEEP OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
18. CONDOMINIUM UNITS SHALL MEET CITY OF BRYAN ORDINANCE:  
WIDTH: 16' - 8"  
DEPTH: 40'  
UNIT AREA: 667 SQ. FT.
19. THIS CONDOMINIUM DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO PROVIDE SHARED PARKING LIMITED TO CONDOMINIUMS USE ONLY.
20. IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
21. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

## FOUNDATION & BUILDING CONSTRUCTION:

1. FOUNDATION AND BUILDING DESIGN AND CONSTRUCTION ARE TO BE PROVIDED BY OTHERS AND ARE NOT INCLUDED IN THESE DOCUMENTS.

## SITE CLEARING AND GRADING:

1. SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
2. ALL AREAS THAT ARE FOUND TO BE PUMPING OR SINK-HOLES OR NOT TO BE IN ORIGINAL UNEXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS.

## PARKING ANALYSIS & PAVEMENT DESIGN NOTES:

1. PARKING ANALYSIS & REQUIREMENTS:  
4 - 2 BEDROOM CONDO UNITS PER BLDG. (4 BLDGS.) = 32 REQ'D PARKING SPOTS  
15 PARKING SPOTS PROVIDED  
\* INCLUDES 2 HANDICAP SPOTS (1 VAN ACCESSIBLE)
2. PARKING LOT DESIGN:  
DRIVE AISLE: 5' THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.  
PARKING AREAS: 5' THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.  
TRASH DUMPSTER AREA: 8" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.  
3. CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5' SLAB MAXIMUM)
4. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT.
5. CONTRACTOR SHALL HAVE 3 TEST CYLINDERS MADE AND TESTED FOR EVERY 100 YARDS OF CONCRETE PLACED PER DAY.
6. PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEPT CLEAN AND FREE OF MATERIAL AND DUST. ALL PAVEMENT MARKINGS SHALL BE MECHANICALLY APPLIED TO PRODUCE UNIFORM STRAIGHT EDGES. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED-RUBBER BASED TRAFFIC PAINT - FACTORY MIXED, QUICK-DRYING, AND NON-BLEEDING.

## CONDITIONAL USE NOTES:

1. THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR FOUR (4) DWELLING UNIT CONDOMINIUM BUILDINGS IN THE SOUTH COLLEGE BUSINESS DISTRICT (SC-B) ZONING.
2. THE SOUTH COLLEGE CONDOS SHALL BE A HIGH-END SINGLE FAMILY CONDOMINIUM DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND LANDSCAPING THAT WILL REPLACE THE PREVIOUSLY APPROVED COMMERCIAL DESIGNATION.
3. THE CONDOMINIUMS WILL BE 2 BEDROOM, 2 BATH, TWO STORY UNITS WITH THE FRONT FACING SOUTH COLLEGE AVENUE. SEE DIAGRAM THIS PAGE.
4. PROJECT IS LOCATED AT 3411 SOUTH COLLEGE AVENUE ON 1.078 ACRES AND IS CURRENTLY VACANT.
5. THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP #48041C0215E DATED MAY 16, 2012.
6. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
7. CONDOMINIUM UNITS SHALL BE MEET CITY OF BRYAN ORDINANCE:  
WIDTH: 16' - 8"  
DEPTH: 40'  
UNIT AREA: 667 SQ. FT.
8. THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
9. THIS CONDOMINIUM DEVELOPMENT WILL MAINTAIN / PROVIDE A CROSS ACCESS DRIVE TO THE EXISTING NEIGHBOR TO THE REAR.
10. 2 - 12' x 12' TRASH BIN ENCLOSURES ARE PROVIDED WITH LOCKING GATES.
11. PROPERTY METES AND BOUNDS DESCRIPTIONS SHOWN HEREIN WERE PROVIDED BY PWS SURVEYING COMPANY IN DECEMBER 2015.
12. A 5' SIDEWALK WITH A 3' BUFFER WILL BE PROVIDED ALONG SOUTH COLLEGE AVE.
13. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

## DWELLING UNITS SPECS:

- 4 - 2 BEDROOM CONDO UNITS PER BLDG. - 4 BLDGS. (1,041 SQ. FT. EACH)
- MAXIMUM BUILDING HEIGHTS - 25 FEET

## DWELLING UNIT DENSITY: 15 D.U. / ACRE (MAX 25)

## PARKING ANALYSIS:

- REQUIRED PARKING - 1 PARKING SPOT PER BEDROOM
- 4 - 2 BEDROOM CONDO UNITS PER BLDG. (4 BLDGS.) = 32 REQ'D PARKING SPOTS

## \*\* PARKING SPOTS PROVIDED: 37 PARKING SPOTS

## STORM WATER MITIGATION & DETENTION:

CURRENTLY, STORM WATER RUN-OFF SHEET FLOWS FROM THE FRONT OF THE LOT ADJOINING SOUTH COLLEGE AVENUE AND FLOWS TO THE REAR OF THE LOT TO THE EASTERN PROPERTY CORNER WHERE IT CROSSES THE ADJOINING PROPERTIES.

PROPOSED STORM WATER RUN-OFF INCREASES FROM THIS PROJECT WILL BE DETAINED ON-SITE AND METERS RELEASED EQUAL TO OR LESS THAN CURRENT STORM WATER FLOWS.

## SOLID WASTE DISPOSAL:

1. 2 - 12' WIDE x 13' DEEP CONTAINMENT AREA SHALL BE PROVIDED WITH 6' FENCED ENCLOSURE FOR STANDARD 12 x 12' METAL TRASH BINS. TRASH BINS SHALL BE SHARED BY ALL TENANTS AND RETAIL.
2. CONTAINMENT DOORS MUST BE A MINIMUM OF 12' WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
3. DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #5 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.

## DEMOLITION / CONSTRUCTION WASTE:

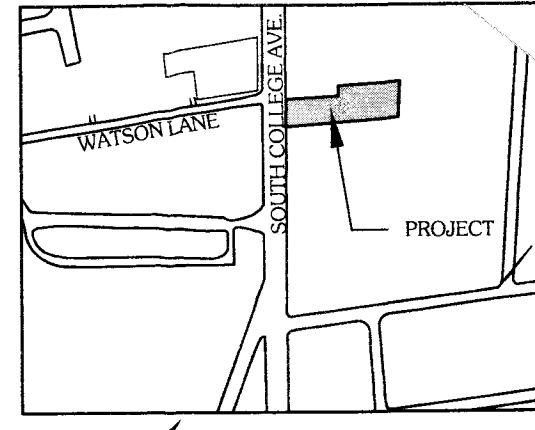
1. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

## SITE ELECTRICAL NOTES:

1. DEVELOPER INSTALLS CONDUIT PER RITU SPECS AND DESIGN.
2. B.T.U. WILL PROVIDE DRAWINGS FOR CONDUIT INSTALLATION.
3. DEVELOPER TO INTERCEPT EXISTING CONDUIT AT DESIGNATED TRANSFORMERS AND EXTEND AS REQUIRED.
4. IF CONDUIT DOES NOT EXIST AT DESIGNATED TRANSFORMER, DEVELOPER SHALL FURNISH AND INSTALL CONDUIT AS SHOWN ON ELECTRICAL LAYOUT.
5. DEVELOPER WILL INSTALL METER SERVICE LOCATION AS CLOSE AS POSSIBLE TO TRANSFORMER.

## WATER & SANITARY SEWER LOADINGS:

	WATER DEMAND AND SEWER PRODUCTION PER BLDG (50 WSFU PER BLDG.)	CONDOMINIUM (4 BLDGS: 4 UNITS PER BLDG.)	MINIMUM	AVERAGE	MAXIMUM
WATER:			32 GPM	72 GPM	120 GPM
SEWER:			1,600 GPD	3,200 GPD	14,000 GPD



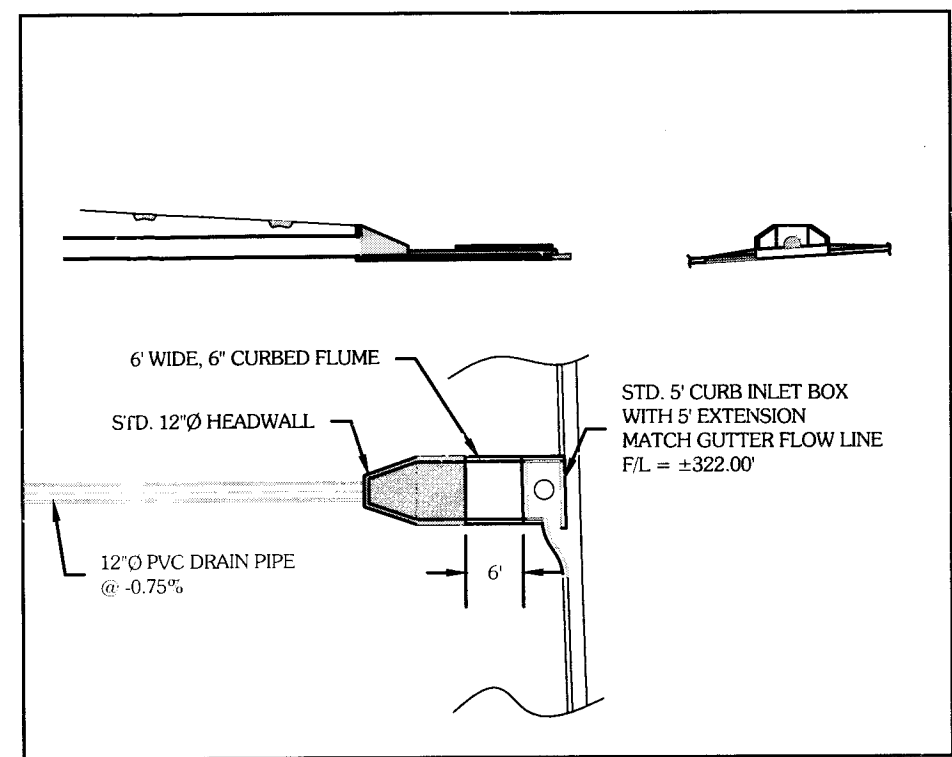
LOCATION MAP  
NOT TO SCALE

## LEGEND

	PROPERTY LINE
	INTERNAL LOT LINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EROSION CONTROL FENCE (SILT)
	EXISTING AERIAL ELECTRIC LINES
	EDGE OF CONCRETE / CURB
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
	TRANSFORMER
	UTILITY POLE
	GUY WIRE ANCHOR
	WOOD FENCE
	CONCRETE
	23' ACCESS EASEMENT
	EXISTING/PROPOSED TREE
	3' SHRUB / BUSHES FOR SCREENING

## DETENTION POND OUTFALL TO SANDRA DRIVE

SCALE: 1" = 20'

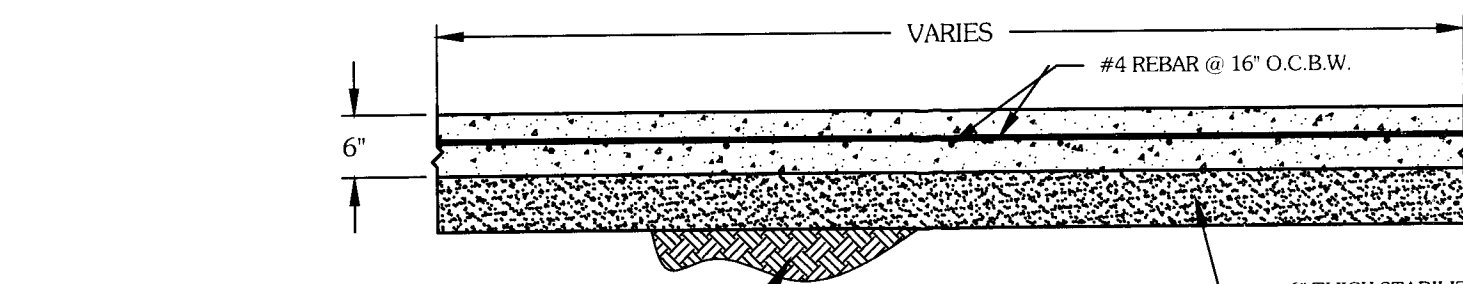


## DETENTION POND OUTFALL DETAIL

SCALE: 1" = 20'

## TYPICAL ROOF DOWNSPOUT DRAINAGE SYSTEM FOR REAR OF BLDGS #1 AND #4

SCALE: N.T.S.



- UNDISTURBED SUBGRADE
- WEAR OR "PUMPING" AREAS MUST BE REMOVED AND REPLACED WITH SELECT FILL COMPACTED TO 95% STD. PROCTOR (D-698) & WITHIN ±2% OF OPTIMUM MOISTURE
- NOTES:
1. 3,000 psi CONCRETE @ 28 DAY STRENGTH
  2. REBAR SHALL BE 60ksi YIELD STRENGTH
- 6" THICK STABILIZED SUBGRADE
- SINCE THE TYPES OF SOILS VARY, THE RECOMMENDED PERCENTAGE OF LIME, FLY ASH AND/OR CEMENT TO BE ADMIXED WITH THE SUBGRADE SOILS SHOULD BE CONFIRMED BY SPECIFIC LABORATORY TESTS PERFORMED AT THE TIME OF CONSTRUCTION.

## TYPICAL REINFORCED CONCRETE PAVEMENT SECTION

N.T.S.

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## DEVELOPER

BK HOME DEVELOPMENT, INC.  
PO BOX 390  
MOODY, TEXAS 76557  
254-721-6179

## GATTISENGINEERING

ENGINEERS & CONSULTANTS

FIRM # E-7098  
2010 Moses Creek Ct. • College Station, TX 77845 • (979) 575-5022  
INFO@GATTISENGINEERING.COM

**SOUTH COLLEGE CONDOS**  
**3411 SOUTH COLLEGE AVE.**  
**COLLEGE STATION, TEXAS**  
**FEBRUARY 10, 2016**

Project No. 16-001

FEB 10 2016

RECEIVED

## SITE PLAN

LOT 1, BLOCK 8

Formerly Lots 5-6 & 7, 8, 9 & 10, Block 7  
ZONED - SOUTH COLLEGE BUSINESS  
J.E. SCOTT SURVEY, ABSTRACT #50  
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY: JOE G.  
DATE: FEBRUARY 9, 2016  
SCALE: NOTED  
PROJECT #: GE025006

C-1

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DEVELOPER  
BK HOME DEVELOPMENT, INC.  
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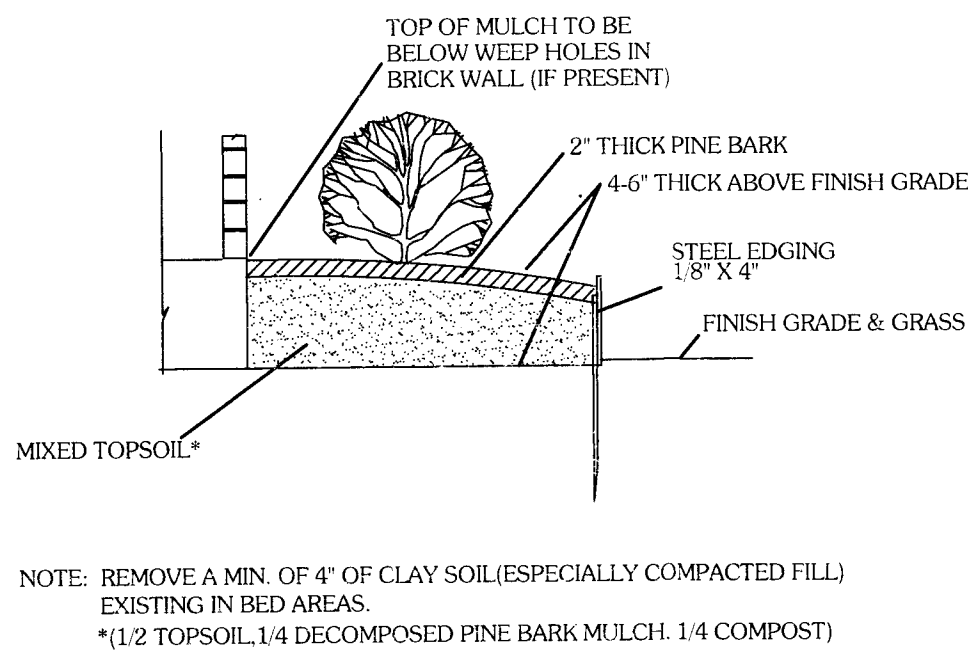
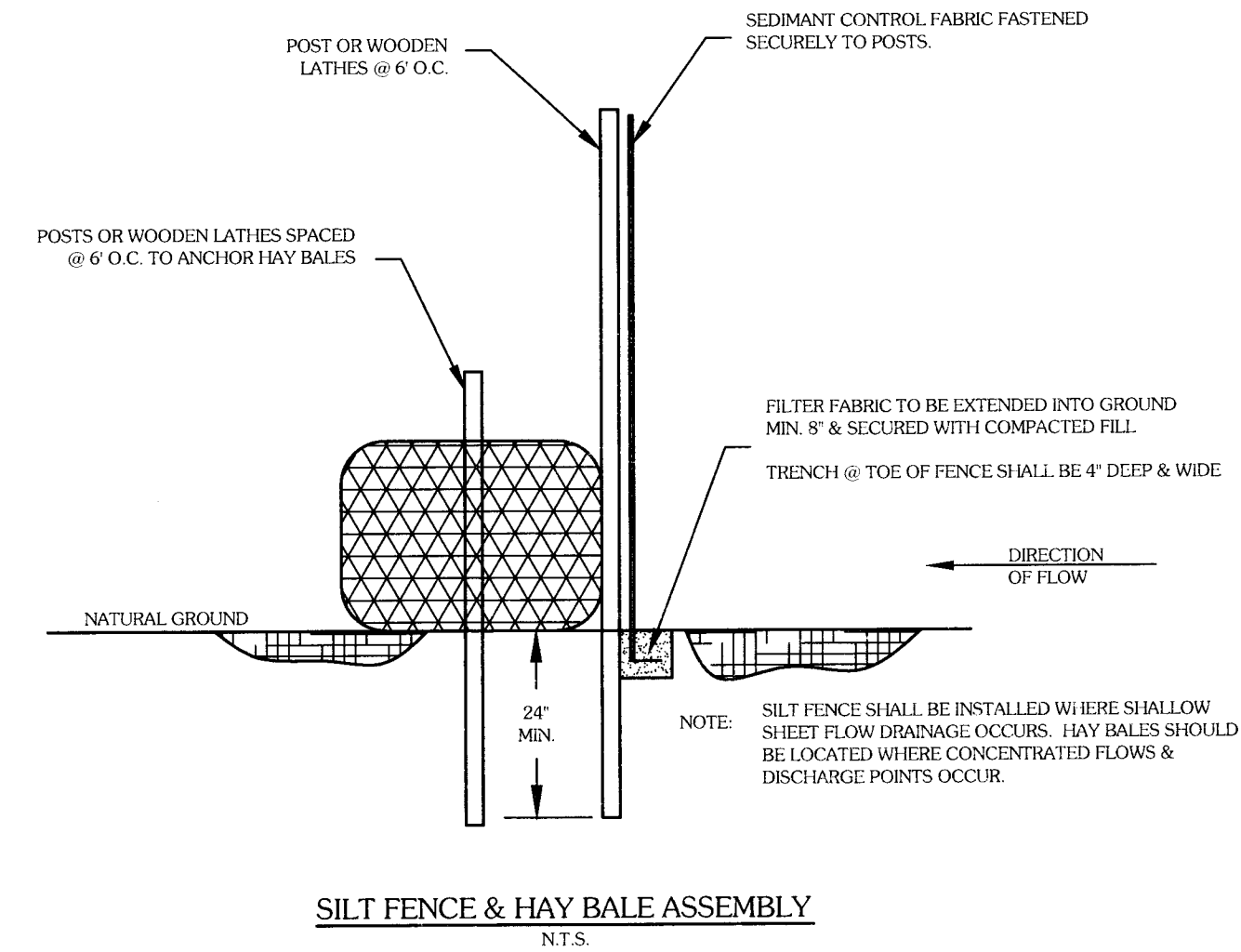
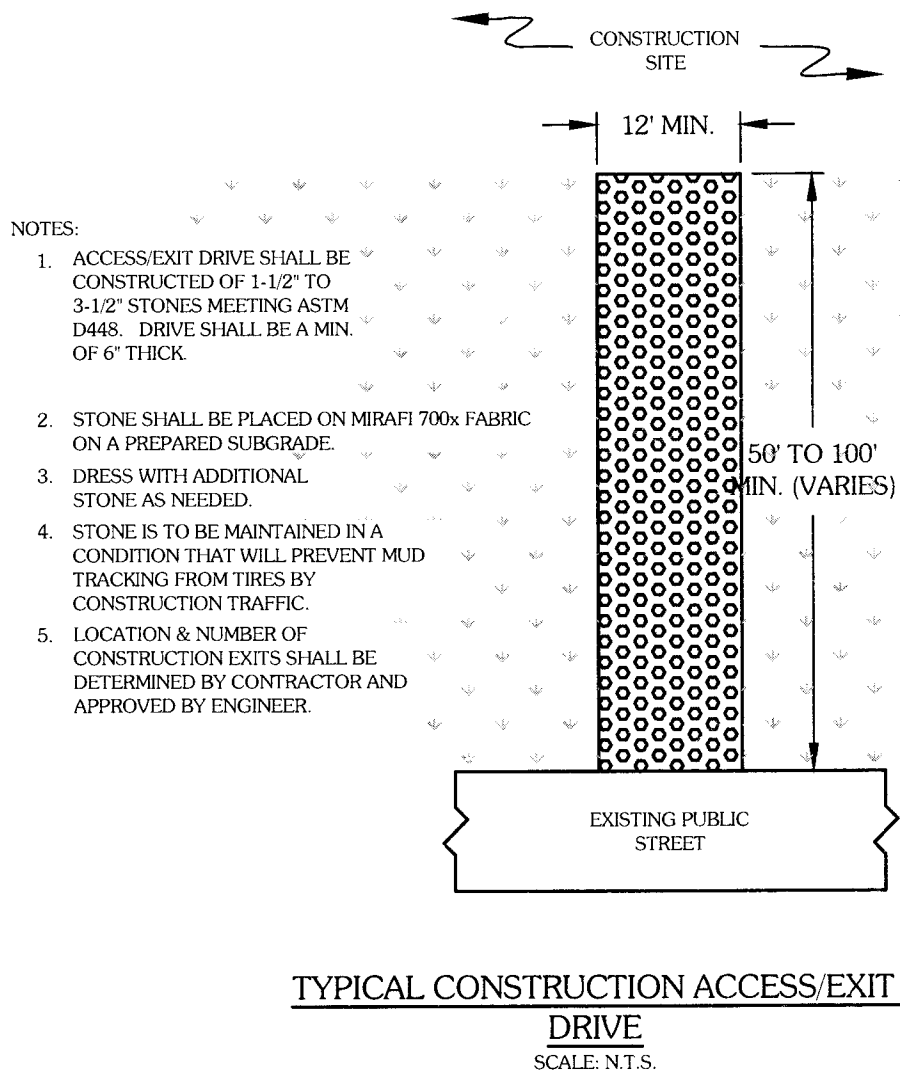
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SOUTH COLLEGE CONDOS  
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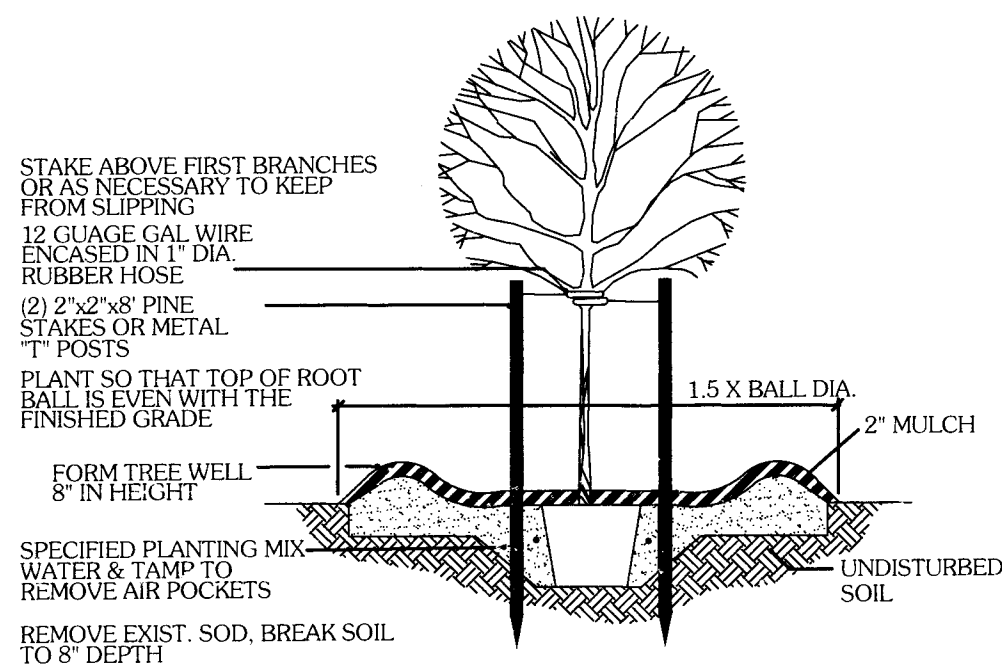
LANDSCAPE & EROSION  
CONTROL PLAN

DRAWN BY: JOE G.  
DATE: FEBRUARY 9, 2016  
SCALE: NOTED  
PROJECT #: GE025006

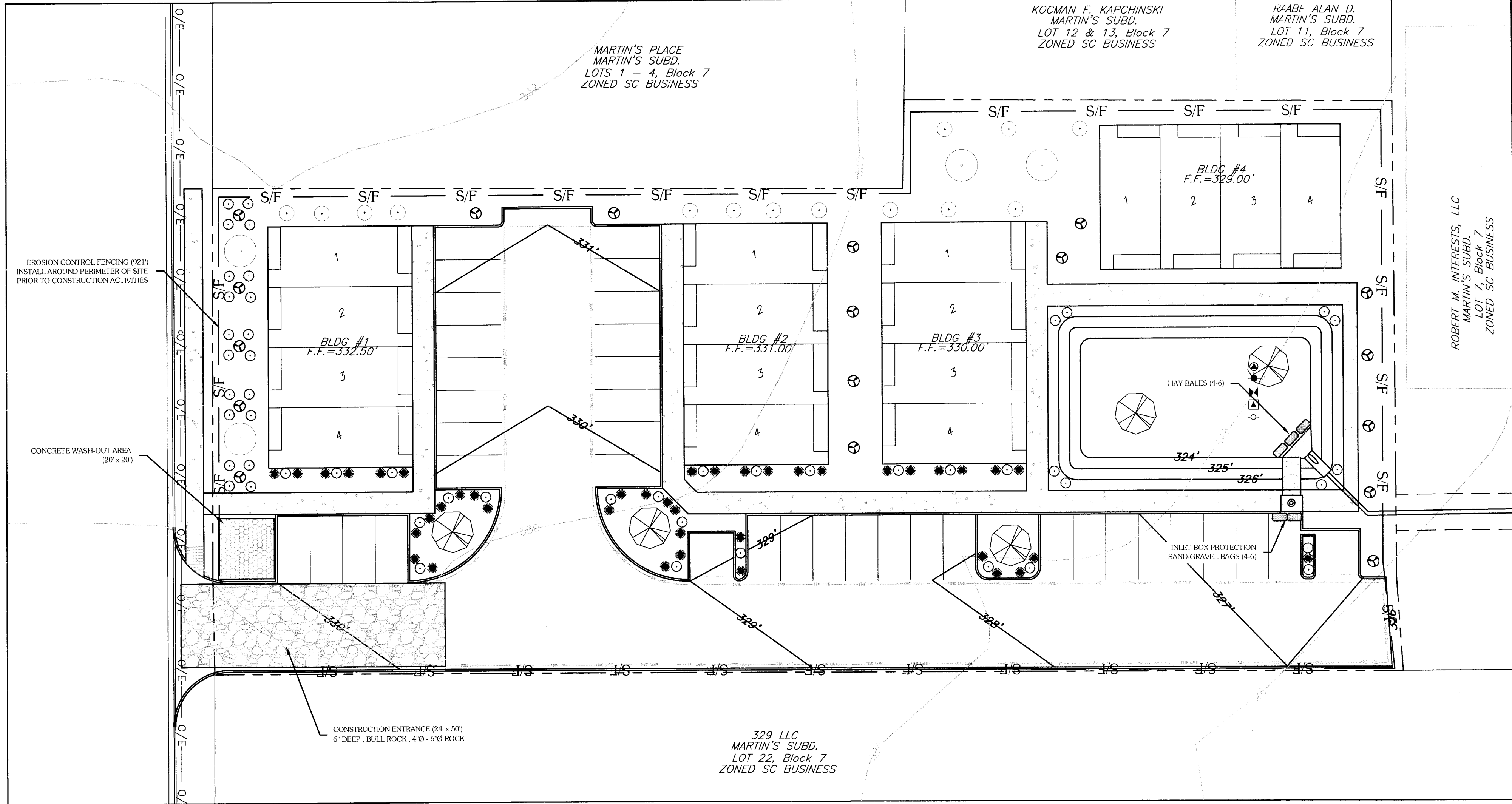
C-2



PLANTER BED DETAIL  
SCALE: NOT TO SCALE



TREE PLANTING ON LEVEL GROUND DETAIL  
SCALE: NOT TO SCALE



SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
	1.5' - 3' CALIPER	BALD CYPRESS (TAXODIUM DISTICHUM) CANOPY TREE	5	225	1,125
	1.5' - 3' CALIPER	LIVE OAK (QUERCUS VIRGINIANA) CANOPY TREE	4	225	900
	1.5' - 3' CALIPER	DYNAMITE CRAPE MYRTLE (LAGERSTROEMIA INDICA DYNAMITE) NON-CANOPY TREE	18	150	2,700
	1.5' - 3' CALIPER	TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA) NON-CANOPY TREE	14	150	2,100
	2 - 5 GALLON	KNOCK-OUT ROSE (ROSE 'RADRAZZ') SHRUB	50	10	500
	2 - 5 GALLON	GULF MUHLY GRASS (MUHLENBERGIA CAPILLARIS) SHRUB	41	10	410
	COVER	BERMUDA GRASS	1,000	1	1,000
TOTAL AREA PROVIDED:				8,285 SF	

LANDSCAPE REQUIREMENTS:

- 1) 15% OF DEVELOPED AREA (46,973 SQ FT) = 7,046 SF
- 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES - 3,523 SF REQ'D, 6,375 PROVIDED
- 3) NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY TREES - 1,762 SF REQ'D, 2,025 PROVIDED
- 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.

TOTAL AREA REQUIRED: 7,046 SF

LANDSCAPED AREA PROVIDED: 8,735 SF

LANDSCAPING NOTES:

1. BENCHMARK ELEV. = 329.43'. BENCHMARK ELEVATION IS TOP NUT OF THE EXISTING FIRE HYDRANT LOCATED AT THE INTERSECTION OF WATSON LANE & SOUTH COLLEGE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IACS UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE PRIOR TO START.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
6. SITE SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.
7. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
8. LANDSCAPE IRRIGATION DESIGN SHALL BE PROVIDED BY OTHERS AND ARE NOT CONTAINED IN THESE DOCUMENTS.
9. A LICENSED IRRIGATION INSTALLER IS REQUIRED FOR THE DESIGN & INSTALLATION OF THE LANDSCAPING IRRIGATION.
10. PROPOSED IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
11. ALL BACK-FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

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